



EQUUS

Country & Equestrian



FLINTWOODS



FLINTWOODS, Ashen Grove Road, Sevenoaks, Kent TN15 6YE

COUNTRY, EQUESTRIAN & LEISURE - Set in 11 acres ("TBV) offering stunning countryside views to the rear over a valley, an exclusive 5 bedroom detached residence, located down a formal 188 metre drive, completely re-modelled, extended and modernised to a high standard. This unique property offers the addition of an outdoor swimming pool, large double garage plus stabling and a 20m 40m all-weather riding arena for those with equestrian interests.

The desirable combination of having a substantial residence of 4148sqft (385sqm) will be of great appeal to those requiring extended family living as the 5th bedroom and reception room 2 could be adapted for use as a separate living area. Furthermore, there is no forward chain offering the benefit of being able to move in straight away.

No expense has been spared by the vendors on re-modelling (with a Danish influence) and extending the house over the years creating an elegant mix of character features with modern contemporary aspects presenting a perfect family home as well as offering wonderful entertaining areas.

The property is perfect for those who enjoy 'outdoor living' offering an idyllic sanctuary away from the 'hustle & bustle' yet being in convenient distance to good road & rail commuting links from Sevenoaks. The location is recognised as being popular for horse riders and dog walkers alike being surrounded by bridleways and footpaths to enjoy.eip.

SITUATION & AREA AWARENESS

The property enjoys a good degree of seclusion approached from a rural lane through formal wrought iron gates onto a long private drive and benefits from extraordinary far reaching countryside views to the rear. The nearby village of Otford is just 2 miles away with its many period buildings, famous village pond and churches as well as a number of boutique shops in the High Street together with tea rooms, antique shops, restaurants, library and surgery. There are a number of highly regarded schools close by, both state and independent, including Russell House, St Michael's Prep School and Otford Primary School. Otford station provides fast services to London on the London Bridge, Charing Cross line. There is a Sainsbury Superstore just over a mile away. Sevenoaks Town Centre around 3 miles drive provides a wide range of shopping facilities, cinema/theatre complex, sports centre, many restaurants and coffee shops. Sevenoaks mainline station provides a 25 minute service to London on the Charing Cross/Cannon Street line and the M25 motorway can be joined just to the west of Sevenoaks at Chevening, Junction 5, also connecting to the M20 motorway and the continent.

ACCOMMODATION

Refer to the floor plans attached for rooms sizes and layout.

Probably one of the key features is the elevated view to the rear over open countryside and the valley beyond. The current owners set about, soon after moving in, to totally remodel and extend the property which has resulted in a very comfortable 21st century home.

GROUND FLOOR - The main extension is the KITCHEN area which offers excellent cooking facilities, with assorted kitchen cupboards, built in ovens/microwave etc expansive central ISLAND with Induction Hob, auto draw opening, breakfast bar, with overhead lighting - it also offers a SITTING area and DINING area, all with a most wonderful view via large triple glazed sliding doors opening out to the swimming pool, sun



decks and sitting out areas. Reception 1, which is the main SITTING ROOM, also offers a view and has access out to the terrace. Bedroom 5 is located above reception 2 which is currently used as a fitness room, but lends itself to an internal ANNEXE SITTING ROOM area as it has a door out to the rear garden and path to the front of the house.

On the ground floor there are also further rooms, all with oak flooring, ideal to accommodate the needs of a large family including separate DINING ROOM / PLAYROOM or HOBBIES ROOM / TV / GAMING ROOM, spacious RECEPTION HALL, stylish CLOAKROOM, rear UTILITY ROOM with door out, various cupboards and a home OFFICE.

On the FIRST FLOOR there are 4 bedrooms all with views over the valley, with bedroom 5 above reception room 2 via approached via separate stairs. The principal BEDROOM has a roof terrace/balcony for sitting out (currently with no rail or safety fencing), plus ENSUITE SHOWER ROOM, built in DRESSING AREA and wardrobe. The FAMILY BATHROOM is decorated to a high standard with quality fittings.

EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the outbuildings /stabling plan with sizes and layout.

STABLE BLOCK 1 - on concrete base comprising x4 timber stables with some block walls, lighting, water nearby, disused integrated alarm.

STORE ROOMS- 2 timber buildings on concrete attached to the stables with double doors offering usage for forage storage/feed room/machine store.

STABLE BLOCK 2 - x2 block built stables with block paving apron and drainage to the front.

OUTDOOR RIDING ARENA - 20m x 40m post and railed. In need of some attention.

GARAGE - double garage on concrete with up and over doors, side pedestrian, side door access, power and lighting.

LAND & GROUNDS

There are 4 Land registry Titles. The whole site is 10.832 acres (4.38Ha) ("TBV with the main field being 7.902 acres (3.20Ha) ("TBV) and it should be noted that this field is steep and has a small spruce tree plantation in the early years of growth. There is some level turnout to the front of the property near the arena. The acreage and or land shown / stated on any map and or screen print for the property is "TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

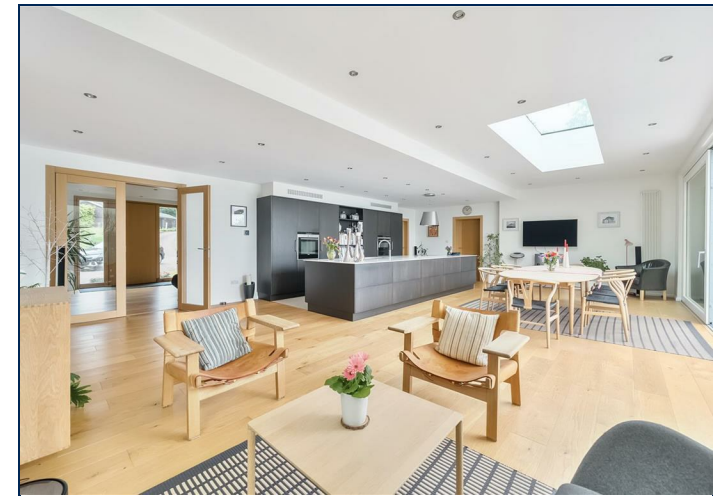
SERVICES

HEATING: Oil CH / **SEWAGE:** Private Cesspit.

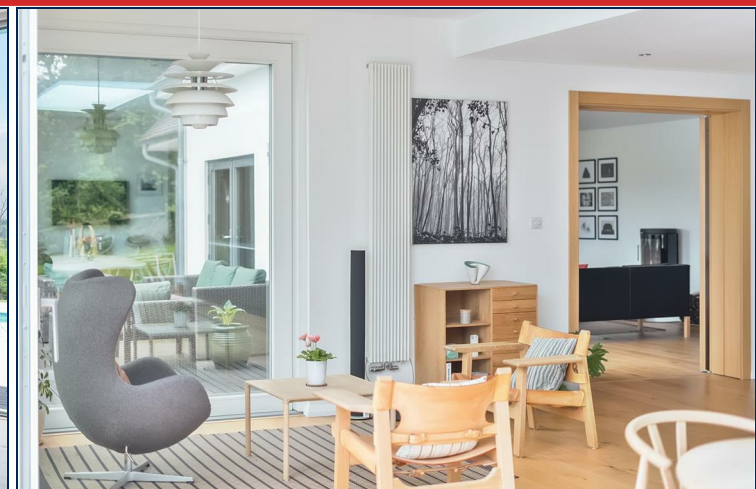
WATER SUPPLY: Mains / **ELECTRICITY SUPPLY:** mains.

BROADBAND: Fibre to the lane - see useful website links.

MOBILE COVERAGE: EE variable indoors, good outside - see useful website links.



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MATERIAL INFORMATION

TENURE: Freehold
 PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick
 NUMBER & TYPE OF ROOMS: 5 bedrooms / 4 receptions / 2 bath-shower rooms - see attached floor plans.
 PARKING: Multiple off road / private drive / large turning area / double garage with good access to the side.
 FLOOD RISK: None
 TITLE NUMBER/S: x4
 LOCAL AUTHORITY: SEVENOAKS / TAX BAND: G
 EPC RATING: G 67/85 - Certificate number 4139-4022-8000-0248-4296.
 Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
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VIEWING ARRANGEMENTS

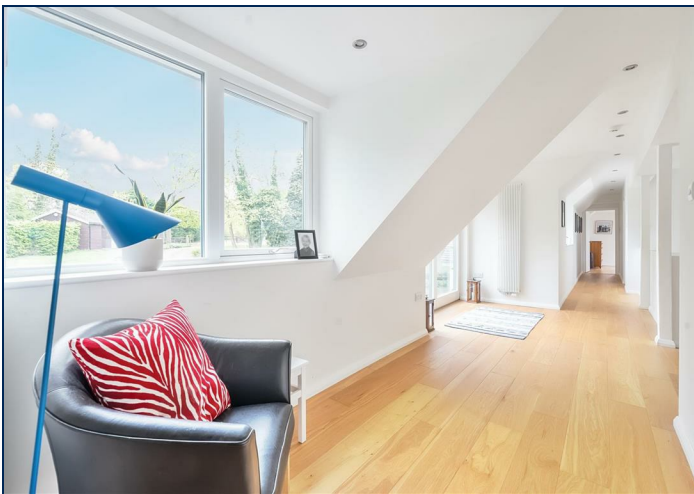
All Viewings are strictly by Appointment with the Vendors' Agent
 Equus Country & Equestrian, South East/South West
 T: 01892 829014

E: sales@equusproperty.co.uk

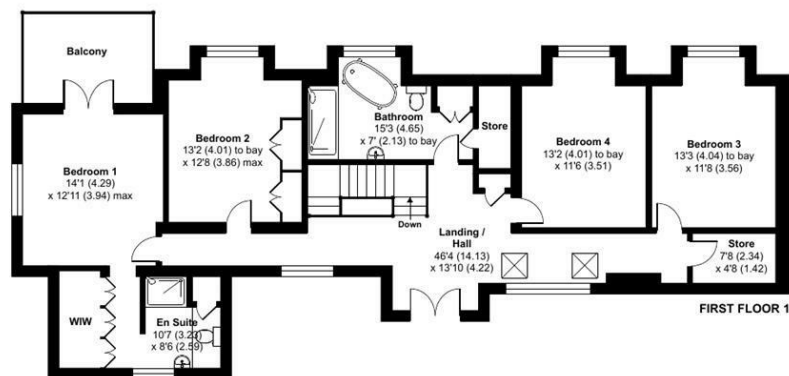
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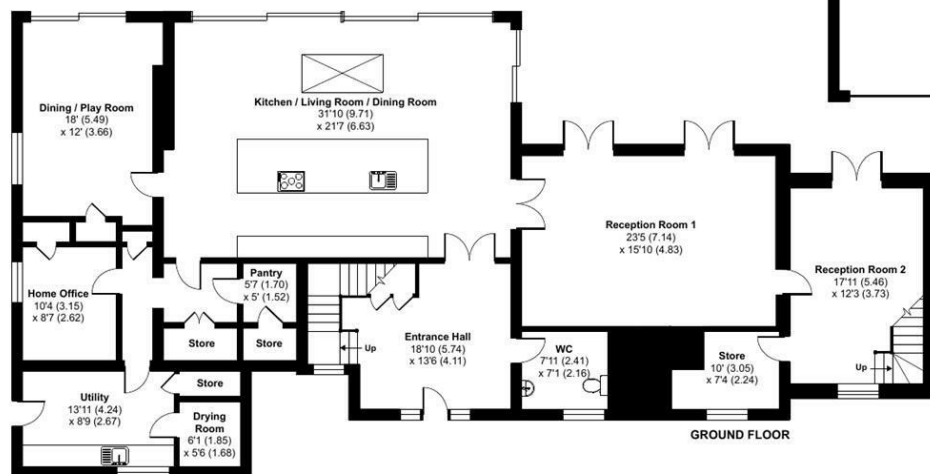
By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.



Guide price £2,250,000

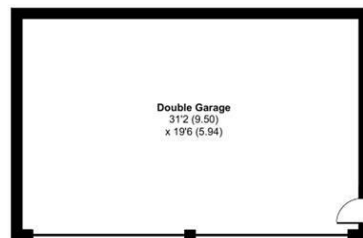


FIRST FLOOR 1

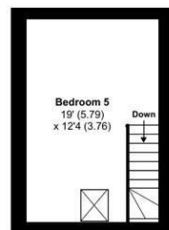


GROUND FLOOR

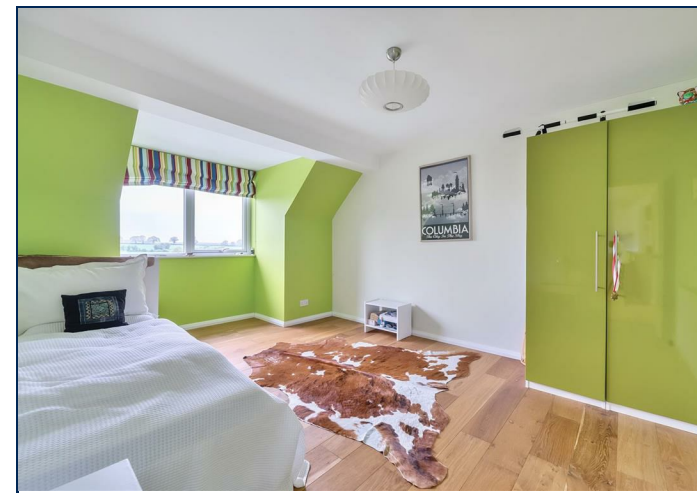
Approximate Area = 4148 sq ft / 385.3 sq m
 Garage = 608 sq ft / 56.5 sq m
 Stable Blocks = 1346 sq ft / 125 sq m
 Total = 6102 sq ft / 566.8 sq m
 For identification only - Not to scale



Double Garage
31'2 (9.50)
x 19'6 (5.94)



FIRST FLOOR 2



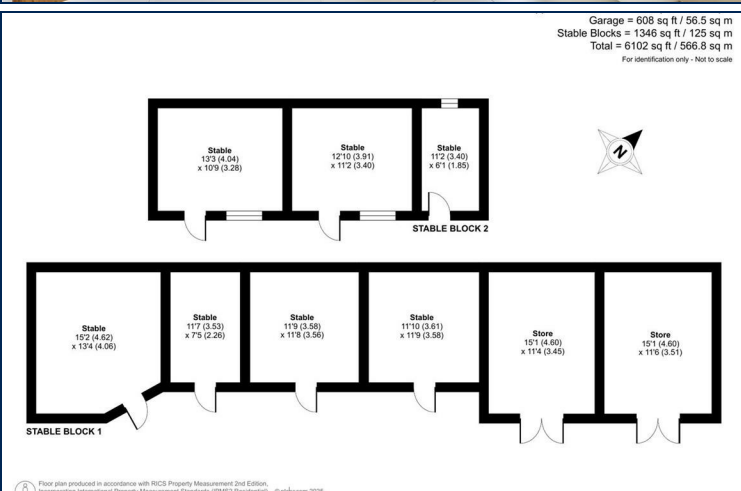
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Equus Property, REF: 1268295

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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